



**Cyfoeth
Naturiol
Cymru
Natural
Resources
Wales**

Ein cyf/Our ref: CAS-164425-V5R3

Eich cyf/Your ref: P/21/0187

Rivers House,
St Mellons Business Park,
St Mellons,
Cardiff,
CF3 0EY

Merthyr Tydfil County Borough
Council,
Unit 5 Traingle Business Park,
Pentrebach,
Merthyr Tydfil,
CF48 4TQ

ebost/email:

southeastplanning@cyfoethnaturiolcymru.gov.uk

15/09/2021

Annwyl Syr/Madam / Dear Sir/Madam,

BWRIAD / PROPOSAL: CONVERSION OF THE FIRST AND SECOND FLOOR TO PROVIDE THREE ONE BEDROOM SELF CONTAINED FLATS WITH PART REFURBISHMENT OF GROUND FLOOR TO PROVIDE AN A3 TAKEAWAY USE. PROPOSAL TO INCLUDE EXTERNAL WORKS.

LLEOLIAD / LOCATION: 32 HIGH STREET, MERTHYR TIDFIL, CF47 8DE

Thank you for consulting Cyfoeth Naturiol Cymru / Natural Resources Wales about the above, which we received on 26 August 2021.

We have no objection to the proposed development as submitted and provide the following advice.

Flood Risk

The planning application proposes highly vulnerable development, conversion of a commercial property to a takeaway and three residential flats. Our Flood Risk Map, which is updated on a quarterly basis, confirms the site to be entirely within Zone C2 of the Development Advice Map (DAM) contained in TAN15.

We refer you to Section 6 of TAN15 and the Chief Planning Officer [letter](#) from Welsh Government, dated 9 January 2014, which affirms that highly vulnerable development and emergency services should not be permitted in Zone C2 (paragraph 6.2 of TAN15). The justification tests in paragraph 6.2 of TAN15 do not apply to highly vulnerable development or emergency services in Zone C2.

Notwithstanding this policy position, we acknowledge receipt of your reconsultation dated 26 August 2021, advising us of the submission of a Flood Consequences Assessment (FCA in support of the application. As such, we have therefore reviewed the FCA by the Vale Consultancy, reference N1220-FCA-1, dated August 2021, and offer the following advice:

We note that:

- The proposed residential development is situated at first-floor level.
- The ground floor is proposed for a takeaway and an existing barber's shop.

Although the proposal will result in highly vulnerable development being introduced into an area of flood risk, all proposed highly vulnerable development will be at the first-floor level, and the less vulnerable development at ground floor is to be retained. Therefore, we have no objection to the application as submitted on flood risk grounds

Advice on the FCA

The finished floor level of the property is considered by the FCA (section 2.3) to be a minimum of 166.95m AOD.

The FCA provides no site-specific flood level data for either the 1% plus allowance for climate change or 0.1% flood events. It states on page 3 of the FCA that it has been informed by the Merthyr Tydfil Strategic Flood Consequences Assessment (SFCA) June 2018 and Merthyr Tydfil County Borough Council Preliminary Flood Risk Assessment Report (PFRA) April 2011.

TAN15 guidance and Welsh Government's '[Flood Consequence Assessments: Climate change allowances guidance](#)', advise that the FCA demonstrate that the site remains flood free/floods to an acceptable level, taking account of the potential impact of climate change over the lifetime of development (100 years).

Section 4.1 of the FCA states that *"the site is shown to flood during the 1% AEP plus 25% climate change (CC) and also the 0.1% AEP fluvial events. However, flood depths are shown not to exceed 0.25m."* Therefore, the development is not predicted to be flood free in the 1% plus climate change event or 0.1% flood event. As no site-specific flood data have been provided, we are unable to advise your Authority on predicted flood depths or velocities. However, recognising that the ground floor will remain as commercial and the residential element is at first-floor level, we offer no further comment on this.

Emergency Access/Egress route

The proposal may result in a potential intensification of use and may create more pressure on emergency services should evacuation be required. Your Authority should be satisfied that the proposal is acceptable in terms of flood risk, particularly with regard to access and egress considerations and for emergency planning purposes.

Section 6.1 and appendix C of the FCA consider emergency access/egress. However, no predicted flood depths for the route have been provided. TAN15 advises that escape/evacuation routes should be shown to be operational under all conditions. It is for your authority to determine whether you consider this risk to be acceptable.

We do not comment on whether safe access and egress can be achieved to and from a site as this is a matter for emergency services to determine.

As it is for your Authority to determine whether the risks and consequences of flooding can be managed in accordance with TAN15, we recommend you consider consulting other professional advisors on matters such as emergency plans, procedures and measures to address structural damage that may result from flooding. Please note, we do not normally comment on or grant the adequacy of flood emergency response plans and procedures accompanying development proposals, as we do not carry out these roles during a flood. Our involvement during a flood emergency would be limited to delivering flood warnings to occupants/users.

Advice for the Applicant

We recommend the Applicant sign up to the NRW [flood warning service](#).

We refer the applicant to our [website](#) for further advice and guidance available. Additional guidance including the leaflet “Prepare your Property for flooding” can be found [here](#).

The developer can also access advice and information on protection from flooding from the ODPM publication ‘Preparing for Floods: Interim Guidance for Improving the Flood Resistance of Domestic and Small Business Properties’, can be found [here](#)

Other Matters

Our comments above only relate specifically to matters included on our checklist, *Development Planning Advisory Service: Consultation Topics* (September 2018), which is published on our [website](#). We have not considered potential effects on other matters and do not rule out the potential for the proposed development to affect other interests.

We advise the applicant that, in addition to planning permission, it is their responsibility to ensure they secure all other permits/consents/licences relevant to their development. Please refer to our [website](#) for further details.

If you have any queries on the above, please do not hesitate to contact us.

Yn gywir / Yours faithfully

Claire McCorkindale

Cynghorydd - Cynllunio Datblygu / Advisor - Development Planning
Cyfoeth Naturiol Cymru / Natural Resources Wales